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ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD.

Narlow Works
Thorpe, Nr. Ashbourne
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Local Requirements

Proposal: Agricultural replacement building to house livestock & to store fodder & implements
Site Reference: Mr D Arnold, Foxbank Cottage, Church Hill, Oakamoor, Stoke On Trent. ST10 3AL

Affordable Housing Information
Not Applicable

Agricultural Developments Statement
Agricultural Holding No.
37/029/0009

Size of holding
The applicant currently farms 8 acres. This figure includes existing agricultural buildings and yard area. The land is owned by the applicant.

This farmland is used to rear cattle and to produce fodder.

Animals kept at the site
The applicant currently farms 6 head of cattle.

Existing buildings on the holding
The applicant currently has two wooden buildings on the holding. Both of these buildings are in close proximity to the existing dwelling which has recently been converted from an agricultural barn (application number: 07/00036/FUL).

The applicant proposes to replace the existing wooden agricultural building to the north-west of the dwelling with a steel framed agricultural building in the adjacent field. This existing wooden building is impractical for the modern day farming practice and equipment.

The other existing wooden building is used in conjunction with the applicant's horses.

The applicant is fully aware of the inadequate housing and storage facilities available.

Additional rented buildings/land
The applicant does not currently rent any additional buildings or land.

Proposed size of building

The applicant wishes to replace an existing 9.144m long x 7.620m wide x 2.134m high wooden agricultural apex building (floor area: 69.68m²) with a 13.716m long x 7.620m wide x 4.572m high steel framed agricultural apex building (floor area: 104.52m²). The additional floor area created by this development will be 34.84m², this is to suit the modern day farming practice and equipment.

Proposed use of building

Due to the existing wooden building being in close proximity to the existing dwelling which has recently been converted from an agricultural barn (application number: 07/00036/FUL) the applicant wishes to remove the existing wooden building and construct a steel framed building in the adjacent field.

At present the applicant currently houses his cattle and stores hay in the existing wooden building to be removed however this building is impractical for the modern day farming practice therefore it would be impractical to relocate the existing building. The applicant is fully aware of the inadequate housing and storage facilities available.

This proposed replacement building will continue to be used to house 6 head of cattle and to store conventional bales of hay. Cattle will be loose housed on a solid floor.

In addition to the above this building will also be used to store implements in which are currently left outside exposed to the elements. This building will also enable the applicant to have shelter to mend any broken down implements. Implements to be stored include a tractor and general agricultural machinery required to mange the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

This replacement building will accommodate the required stocking densities and ventilation and also allow for a well-drained, dry lying area. All animals will have access to an adequate supply of clean drinking water at all times. This building will ensure good farm/stock management with easily maintained clean and hygienic conditions.

Defra regulations state that animals are not meant to poach the ground therefore housing for animals is essential.

FABBL requirements state that the space allowance for loose-housed cattle on a solid floor is a minimum of 3.0m² for 200kg cattle, 3.4m² for 300kg cattle, 3.8m² for 400kg cattle, 4.2m² for 500kg cattle, 4.6m² for 600kg cattle and 5.0m² for 700kg cattle.

Deep litter bedding will be used on the solid floor; this bedding will then be spread back on the applicants land.

This replacement building will ensure good farm/stock management with easily maintained clean and hygienic conditions. This building will ensure a good strong future for his business.

Employment at the site
The applicant currently runs the holding himself and does not employ anyone on the holding.

Agricultural Workers Dwellings Appraisal
Not Applicable

Archaeological Report
Not Applicable

Biodiversity Survey & Report
Not required.

Change of use of shops or community facilities to other uses – Supporting Information
Not Applicable

Environmental Statement
Not Applicable

Town Centre Uses –Evidence to accompany applications for town centre uses
Not Applicable

Farm Diversification Schemes – Supporting Information
Not Applicable

Floor Risk Assessment
Not Applicable

Foul Sewage & Utilities Assessment
Not Applicable

Heritage Statement (including listed buildings, Historical features, Archaeological features and Scheduled ancient monuments)
Not Applicable

Land Contamination Assessment
Not Applicable

Landfill Applications
Not Applicable

Landscaping Details
The applicant will hardcore the area immediately in-front of the building to the north-east side elevation and south-east gable elevation as indicated on drawing No. 686-001.

The applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Lighting Assessment/ Details of Lighting Scheme
Not Applicable

Loss of Employment Land/ Buildings Statement
Not Applicable

Noise Impact Assessment
Not Applicable

Open Space Assessment
Not Applicable

Parking & Access Arrangements
Not Applicable

Photographs & Photomontages
Please find attached photographs. These photographs show the existing wooden building to be removed and the proposed location of the steel framed building.

Planning Obligations – Draft Heads of Terms
Not Applicable

Planning Statement
Not Applicable

Refuse Disposal Details
Not Applicable

Site Waste Management Plan
Not Applicable

Statement of Community Involvement
Not Applicable

Structural Survey / Works Method Statement
Not Applicable

Telecommunications Development – Supplementary Information
Not Applicable

Transport Assessment
Not Applicable

Travel Plan
Not Applicable

Tree Survey / Arboricultural Implications
Not Applicable

Ventilation / Extraction Statement
Not Applicable

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